

040.0

0006

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

744,000 / 744,000

USE VALUE:

744,000 / 744,000

ASSESSED:

744,000 / 744,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LU-HOGAN NA &	
Owner 2: HOGAN JOSEPH T II	
Owner 3:	

Street 1: 52 WARREN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DAY JOHN P/ TRUSTEE -

Owner 2: -

Street 1: 52 WARREN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,346 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4346		Sq. Ft.	Site		0	80.	1.27	1									440,305						440,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4346.000	303,700		440,300	744,000			
Total Card		0.100	303,700		440,300	744,000	Entered Lot Size		
Total Parcel		0.100	303,700		440,300	744,000	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card:	407.89	/Parcel:	407.8	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	303,700	0	4,346.	440,300	744,000	744,000 Year End Roll
2019	101	FV	238,600	0	4,346.	467,800	706,400	706,400 Year End Roll
2018	101	FV	238,600	0	4,346.	341,200	579,800	579,800 Year End Roll
2017	101	FV	238,600	0	4,346.	297,200	535,800	535,800 Year End Roll
2016	101	FV	233,100	0	4,346.	253,200	486,300	486,300 Year End
2015	101	FV	227,000	0	4,346.	247,700	474,700	474,700 Year End Roll
2014	101	FV	227,000	0	4,346.	203,600	430,600	430,600 Year End Roll
2013	101	FV	227,000	0	4,346.	193,700	420,700	420,700

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAY JOHN P/ TRU		65993-554		8/28/2015		580,000	No	No		
DAY JOHN & GLAD		25345-597		5/16/1995			No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2019	804	Inter Fi	75,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
4/28/2016	Sales Review	PT	Paul T
1/8/2009	Meas/Inspect	345	PATRIOT
3/3/2000	Meas/Inspect	263	PATRIOT
8/24/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

**USER DEFINED**

Prior Id # 1:	27321
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	12/10/20
Last Rev Time:	18:37:47
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

